HOUSING MARKET INFORMATION

HOUSING NOW
Greater Toronto Area

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: September 2012

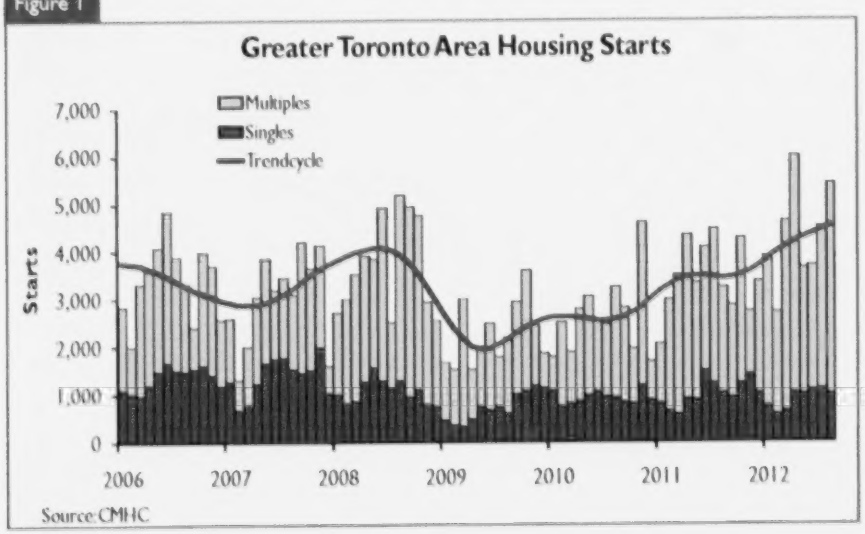
New Home Market

Apartments keep GTA starts up

A total of 5,420 homes were started in the Greater Toronto Area (GTA) in August 2012, almost twice the level recorded during August 2011. Year-to-date condominium apartment starts have reached 19,500 units, roughly the same number recorded for all of 2011. At the same time, condominium apartment completions have been considerably slower than last year, pushing the under-construction count to a new high (almost 47,000 units). Resource constraints should slow condo starts in the months ahead.

The high number of apartments under construction will help increase rental supply. Currently, rental apartment starts are running at a 20 year high due to increased demand for rental in the GTA, while a large share of condos underway are expected to be used as rentals. This should help to

Figure 1



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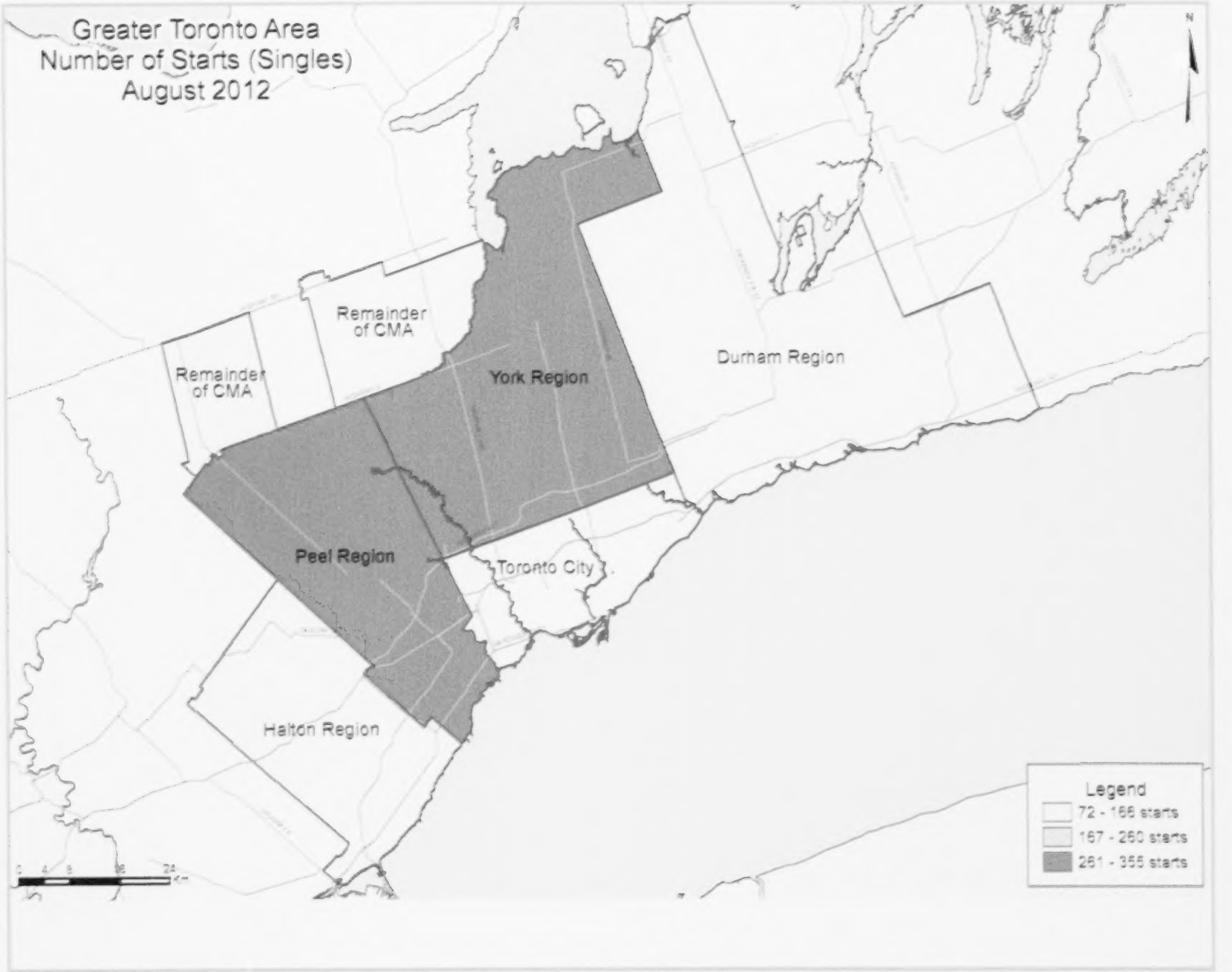
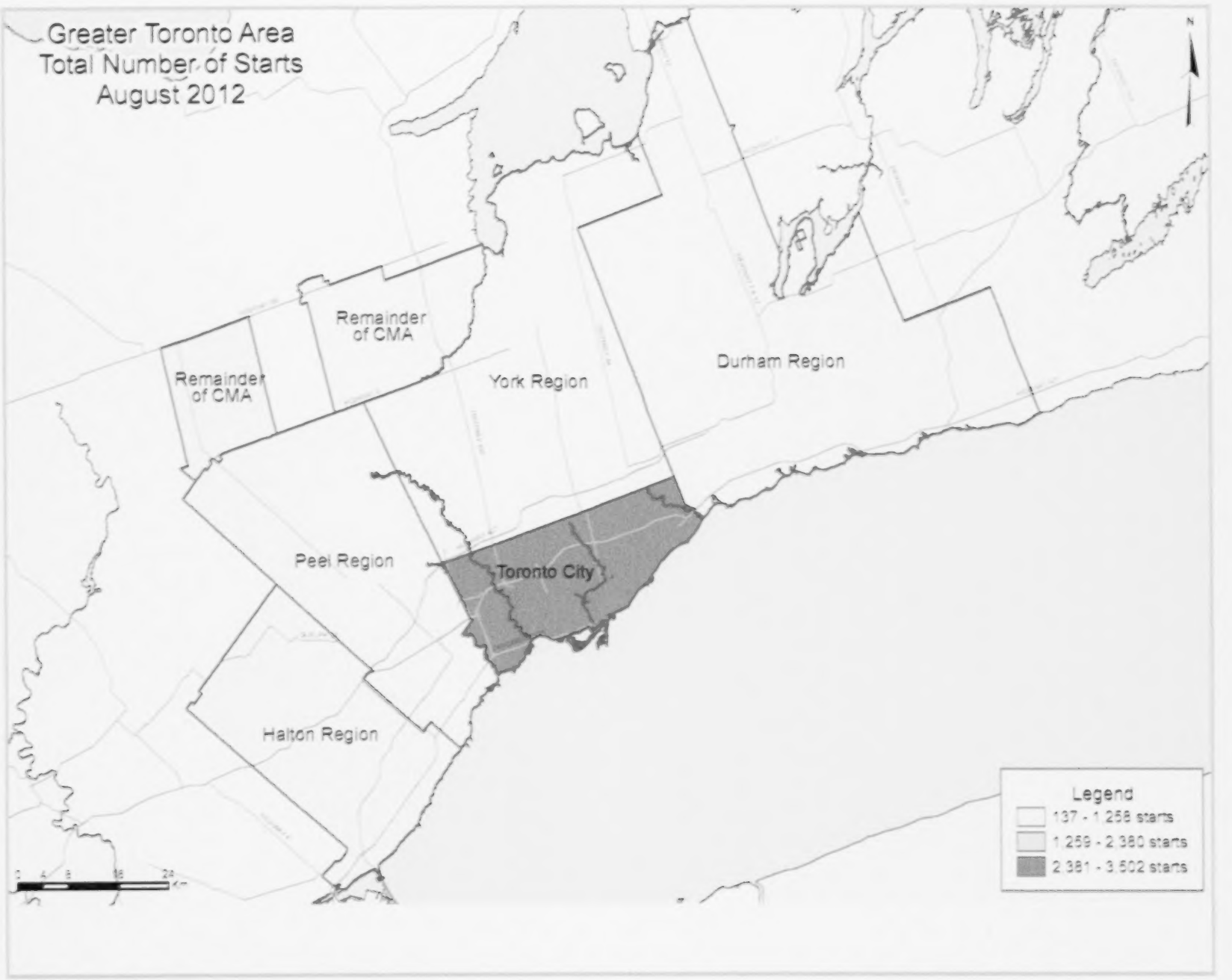
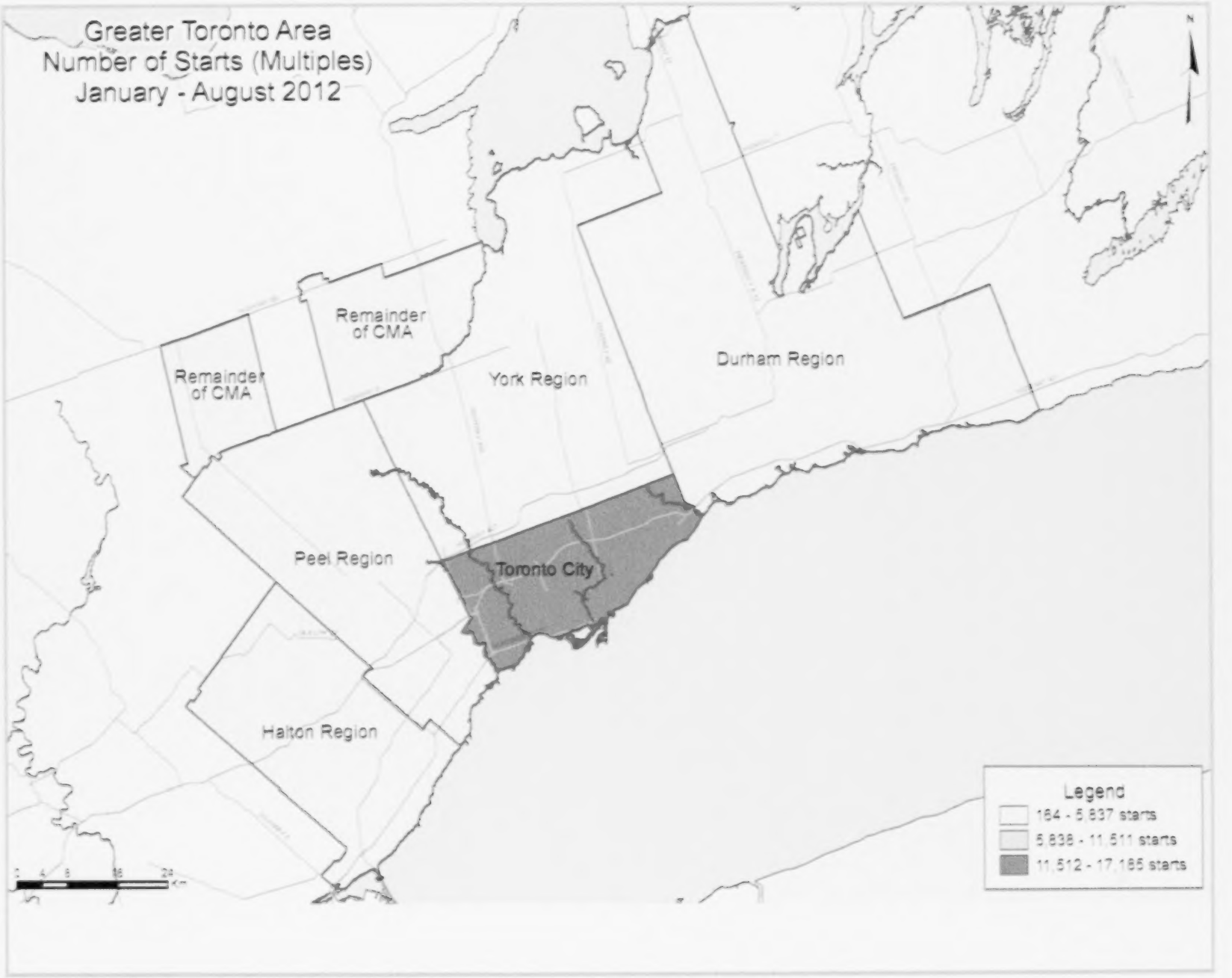
alleviate some pressure off of vacancy rates, which have declined to their lowest level in ten years.

Single-detached construction has been at virtually the same level as last year, although an increased share of singles have been started in Peel Region. In the first eight months of 2012, the Peel region accounted for close to 31 per cent of all new single-detached construction, up from 22 per cent during the same period last year. Year-to-date new construction of semi-detached and row homes is significantly up this year compared to 2011. Most of the new construction of semi-detached homes and row homes is happening in York region, where single-detached prices are among the highest in the GTA. This marks the fourth year in a row that the share of semi-detached and row home construction increased in York region.

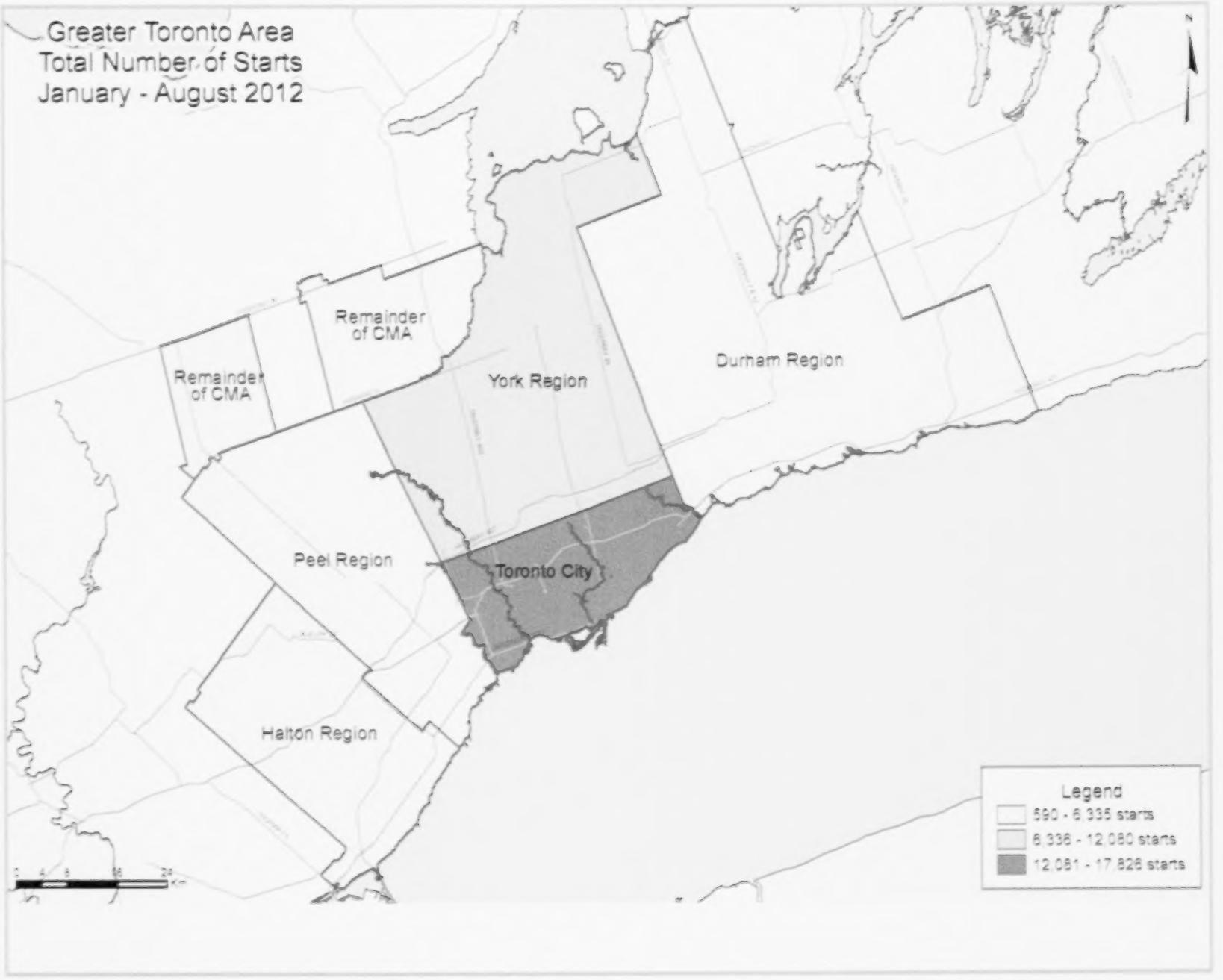
Greater Toronto Area
Number of Starts (Multiples)
August 2012
Legend
53 - 1,167 starts
1,168 - 2,281 starts
2,282 - 3,395 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N


Greater Toronto Area
Number of Starts (Singles)
August 2012
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
Legend
72 - 166 starts
167 - 260 starts
261 - 355 starts


Greater Toronto Area
Total Number of Starts
August 2012
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
Legend
137 - 1,258 starts
1,259 - 2,380 starts
2,381 - 3,502 starts


Greater Toronto Area
Number of Starts (Multiples)
January - August 2012
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
Legend
184 - 5,837 starts
5,838 - 11,511 starts
11,512 - 17,185 starts

Greater Toronto Area
Number of Starts (Singles)
January - August 2012
Legend
426 - 1,061 starts
1,062 - 1,696 starts
1,697 - 2,331 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA


Greater Toronto Area
Total Number of Starts
January - August 2012
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
Legend
590 - 6,335 starts
6,336 - 12,080 starts
12,081 - 17,826 starts

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
–	Nil
..	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Toronto CMA
August 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2012	1,002	342	425	6	53	3,280	0	340	5,448
August 2011	1,027	174	585	3	25	1,353	0	0	3,167
% Change	-2.4	96.6	-27.4	100.0	112.0	142.4	n/a	n/a	72.0
Year-to-date 2012	6,702	1,595	3,507	24	589	19,015	23	1,815	33,270
Year-to-date 2011	6,873	1,280	2,525	22	740	14,115	8	1,460	27,023
% Change	-2.5	24.6	38.9	9.1	-20.4	34.7	187.5	24.3	23.1
UNDER CONSTRUCTION									
August 2012	7,966	2,009	4,185	38	978	46,069	23	3,499	64,767
August 2011	7,822	1,508	3,184	30	1,222	33,343	36	3,263	50,408
% Change	1.8	33.2	31.4	26.7	-20.0	38.2	-36.1	7.2	28.5
COMPLETIONS									
August 2012	874	110	175	6	53	1,052	0	3	2,273
August 2011	768	106	328	14	20	1,868	0	46	3,150
% Change	13.8	3.8	-46.6	-57.1	165.0	-43.7	n/a	-93.5	-27.8
Year-to-date 2012	7,538	1,272	2,106	19	564	7,735	16	1,888	21,138
Year-to-date 2011	5,737	998	1,891	36	744	12,975	12	876	23,298
% Change	31.4	27.5	11.4	-47.2	-24.2	-40.4	33.3	115.5	-9.3
COMPLETED & NOT ABSORBED									
August 2012	119	10	33	0	6	896	13	587	1,664
August 2011	130	26	56	0	17	857	13	374	1,473
% Change	-8.5	-61.5	-41.1	n/a	-64.7	4.6	0.0	57.0	13.0
ABSORBED									
August 2012	871	110	178	6	54	963	0	3	2,185
August 2011	737	105	327	14	20	1,670	0	14	2,887
% Change	18.2	4.8	-45.6	-57.1	170.0	-42.3	n/a	-78.6	-24.3
Year-to-date 2012	7,510	1,281	2,134	19	560	7,687	16	664	19,871
Year-to-date 2011	5,792	995	1,877	37	733	12,175	12	583	22,204
% Change	29.7	28.7	13.7	-48.6	-23.6	-36.9	33.3	13.9	-10.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Oshawa CMA
August 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2012	68	4	0	0	32	0	0	0	104
August 2011	96	2	53	0	6	0	0	16	173
% Change	-29.2	100.0	-100.0	n/a	**	n/a	n/a	-100.0	-39.9
Year-to-date 2012	766	10	70	0	148	154	0	139	1,287
Year-to-date 2011	865	40	145	0	77	0	0	32	1,159
% Change	-11.4	-75.0	-51.7	n/a	92.2	n/a	n/a	**	11.0
UNDER CONSTRUCTION									
August 2012	691	8	90	0	185	190	2	175	1,341
August 2011	850	12	200	0	102	6	0	44	1,214
% Change	-18.7	-33.3	-55.0	n/a	81.4	**	n/a	**	10.5
COMPLETIONS									
August 2012	133	2	8	0	12	0	0	0	155
August 2011	141	4	4	0	21	0	0	0	170
% Change	-5.7	-50.0	100.0	n/a	-42.9	n/a	n/a	n/a	-8.8
Year-to-date 2012	870	2	183	0	70	0	48	14	1,187
Year-to-date 2011	829	38	120	0	117	6	0	46	1,156
% Change	4.9	-94.7	52.5	n/a	-40.2	-100.0	n/a	-69.6	2.7
COMPLETED & NOT ABSORBED									
August 2012	6	0	0	0	3	9	7	5	30
August 2011	8	0	2	0	1	10	0	0	21
% Change	-25.0	n/a	-100.0	n/a	200.0	-10.0	n/a	n/a	42.9
ABSORBED									
August 2012	134	2	9	0	12	0	0	0	157
August 2011	142	4	5	0	21	0	0	0	172
% Change	-5.6	-50.0	80.0	n/a	-42.9	n/a	n/a	n/a	-8.7
Year-to-date 2012	885	2	184	0	70	1	41	14	1,197
Year-to-date 2011	842	38	120	0	119	11	0	4	1,134
% Change	5.1	-94.7	53.3	n/a	-41.2	-90.9	n/a	**	5.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1c: Housing Activity Summary of Greater Toronto Area
August 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2012	1,009	300	412	0	79	3,280	0	340	5,420
August 2011	1,015	176	632	2	46	1,353	0	16	3,240
% Change	-0.6	70.5	-34.8	-100.0	71.7	142.4	n/a	**	67.3
Year-to-date 2012	7,155	1,557	3,565	2	723	19,507	23	1,954	34,486
Year-to-date 2011	7,557	1,278	2,664	6	840	14,190	8	1,492	28,035
% Change	-5.3	21.8	33.8	-66.7	-13.9	37.5	187.5	31.0	23.0
UNDER CONSTRUCTION									
August 2012	8,406	1,965	4,290	14	1,151	46,751	25	3,824	66,426
August 2011	8,553	1,474	3,393	19	1,371	33,657	36	3,566	52,069
% Change	-1.7	33.3	26.4	-26.3	-16.0	38.9	-30.6	7.2	27.6
COMPLETIONS									
August 2012	962	108	183	0	65	1,052	0	3	2,373
August 2011	904	112	338	10	41	1,868	0	46	3,319
% Change	6.4	-3.6	-45.9	-100.0	58.5	-43.7	n/a	-93.5	-28.5
Year-to-date 2012	8,120	1,234	2,278	2	657	7,735	64	1,902	21,992
Year-to-date 2011	6,408	1,046	2,051	10	861	12,981	12	922	24,320
% Change	26.7	18.0	11.1	-80.0	-23.7	-40.4	**	106.3	-9.6
COMPLETED & NOT ABSORBED									
August 2012	135	8	33	0	12	905	20	609	1,722
August 2011	137	26	58	0	21	862	13	374	1,491
% Change	-1.5	-69.2	-43.1	n/a	-42.9	5.0	53.8	62.8	15.5
ABSORBED									
August 2012	958	108	187	0	66	963	0	3	2,285
August 2011	873	111	338	10	41	1,670	0	14	3,057
% Change	9.7	-2.7	-44.7	-100.0	61.0	-42.3	n/a	-78.6	-25.3
Year-to-date 2012	8,085	1,245	2,307	2	653	7,697	57	678	20,724
Year-to-date 2011	6,464	1,043	2,052	10	852	12,187	12	769	23,389
% Change	25.1	19.4	12.4	-80.0	-23.4	-36.8	**	-11.8	-11.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
August 2012	107	8	63	0	40	2,948	0	336	3,502
August 2011	107	8	70	0	0	1,205	0	0	1,390
York Region									
August 2012	328	118	128	0	0	200	0	4	778
August 2011	348	4	202	2	0	148	0	0	704
Peel Region									
August 2012	355	158	66	0	0	0	0	0	579
August 2011	206	148	204	0	25	0	0	0	583
Halton Region									
August 2012	102	12	145	0	0	132	0	0	391
August 2011	171	0	50	0	15	0	0	0	236
Durham Region									
August 2012	117	4	10	0	39	0	0	0	170
August 2011	183	16	106	0	6	0	0	16	327
Toronto CMA									
August 2012	1,002	342	425	6	53	3,280	0	340	5,448
August 2011	1,027	174	585	3	25	1,353	0	0	3,167
Oshawa CMA									
August 2012	68	4	0	0	32	0	0	0	104
August 2011	96	2	53	0	6	0	0	16	173
Greater Toronto Area									
August 2012	1,009	300	412	0	79	3,280	0	340	5,420
August 2011	1,015	176	632	2	46	1,353	0	16	3,240

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
August 2012	1,230	226	838	0	218	37,437	14	2,904	42,867
August 2011	1,067	218	1,356	0	109	26,275	20	3,099	32,144
York Region									
August 2012	2,309	304	1,457	4	267	5,389	1	145	9,876
August 2011	2,740	326	652	2	298	2,587	8	84	6,697
Peel Region									
August 2012	2,861	1,293	892	10	265	2,264	8	450	8,043
August 2011	2,372	766	529	17	582	3,379	8	0	7,653
Halton Region									
August 2012	822	100	885	0	132	1,471	0	150	3,560
August 2011	1,132	84	462	0	266	1,175	0	339	3,458
Durham Region									
August 2012	1,184	42	218	0	269	190	2	175	2,080
August 2011	1,242	80	394	0	116	241	0	44	2,117
Toronto CMA									
August 2012	7,966	2,009	4,185	38	978	46,069	23	3,499	64,767
August 2011	7,822	1,508	3,184	30	1,222	33,343	36	3,263	50,408
Oshawa CMA									
August 2012	691	8	90	0	185	190	2	175	1,341
August 2011	850	12	200	0	102	6	0	44	1,214
Greater Toronto Area									
August 2012	8,406	1,965	4,290	14	1,151	46,751	25	3,824	66,426
August 2011	8,553	1,474	3,393	19	1,371	33,657	36	3,566	52,069

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
August 2012	88	6	11	0	0	996	0	0	1,101
August 2011	32	4	5	0	0	1,868	0	46	1,955
York Region									
August 2012	321	48	93	0	46	0	0	3	511
August 2011	383	62	132	0	0	0	0	0	577
Peel Region									
August 2012	241	48	58	0	0	0	0	0	347
August 2011	225	38	65	10	6	0	0	0	344
Halton Region									
August 2012	114	2	0	0	0	56	0	0	172
August 2011	107	2	114	0	7	0	0	0	230
Durham Region									
August 2012	198	4	21	0	19	0	0	0	242
August 2011	157	6	22	0	28	0	0	0	213
Toronto CMA									
August 2012	874	110	175	6	53	1,052	0	3	2,273
August 2011	768	106	328	14	20	1,868	0	46	3,150
Oshawa CMA									
August 2012	133	2	8	0	12	0	0	0	155
August 2011	141	4	4	0	21	0	0	0	170
Greater Toronto Area									
August 2012	962	108	183	0	65	1,052	0	3	2,373
August 2011	904	112	338	10	41	1,868	0	46	3,319

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
August 2012	52	3	14	0	4	761	11	390	1,235
August 2011	36	10	16	0	12	673	11	177	935
York Region									
August 2012	13	0	6	0	0	31	2	0	52
August 2011	12	0	26	0	0	116	2	0	156
Peel Region									
August 2012	20	5	0	0	2	74	0	197	298
August 2011	71	16	5	0	5	63	0	197	357
Halton Region									
August 2012	30	0	2	0	3	0	0	17	52
August 2011	9	0	8	0	3	0	0	0	20
Durham Region									
August 2012	20	0	11	0	3	39	7	5	85
August 2011	9	0	3	0	1	10	0	0	23
Toronto CMA									
August 2012	119	10	33	0	6	896	13	587	1,664
August 2011	130	26	56	0	17	857	13	374	1,473
Oshawa CMA									
August 2012	6	0	0	0	3	9	7	5	30
August 2011	8	0	2	0	1	10	0	0	21
Greater Toronto Area									
August 2012	135	8	33	0	12	905	20	609	1,722
August 2011	137	26	58	0	21	862	13	374	1,491

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
August 2012	88	6	14	0	0	907	0	0	1,015
August 2011	31	4	5	0	0	1,670	0	14	1,724
York Region									
August 2012	319	48	93	0	47	0	0	3	510
August 2011	383	62	132	0	0	0	0	0	577
Peel Region									
August 2012	253	48	58	0	0	0	0	0	359
August 2011	193	37	65	10	6	0	0	0	311
Halton Region									
August 2012	101	2	0	0	0	56	0	0	159
August 2011	109	2	114	0	7	0	0	0	232
Durham Region									
August 2012	197	4	22	0	19	0	0	0	242
August 2011	157	6	22	0	28	0	0	0	213
Toronto CMA									
August 2012	871	110	178	6	54	963	0	3	2,185
August 2011	737	105	327	14	20	1,670	0	14	2,887
Oshawa CMA									
August 2012	134	2	9	0	12	0	0	0	157
August 2011	142	4	5	0	21	0	0	0	172
Greater Toronto Area									
August 2012	958	108	187	0	66	963	0	3	2,285
August 2011	873	111	338	10	41	1,670	0	14	3,057

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Toronto CMA 2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	11,207	1,992	4,340	40	1,037	19,195	12	1,922	39,745
% Change	13.4	21.8	30.4	-18.4	-24.4	65.7	-57.1	46.7	36.1
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475
% Change	-11.2	-8.1	4.4	-35.9	-29.4	46.4	-49.2	51.6	3.8
2002	22,049	5,206	4,235	64	1,616	9,081	307	1,204	43,805

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA 2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	1,384	40	199	0	152	30	10	44	1,859
% Change	-10.1	150.0	-13.9	n/a	70.8	n/a	n/a	**	-1.5
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3
2003	3,074	172	549	0	0	72	0	40	3,907
% Change	4.0	83.0	86.1	n/a	-100.0	-20.0	-100.0	n/a	11.9
2002	2,955	94	295	0	40	90	16	0	3,490

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts in the Greater Toronto Area 2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	12,105	1,984	4,576	16	1,216	19,375	22	1,966	41,260
% Change	9.3	12.7	27.6	-36.0	-19.9	61.2	-21.4	48.7	31.6
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-23.7	-15.7	-35.2	**	39.0	134.9	**	111.0	23.6
2007	16,550	2,890	4,674	18	1,605	9,615	8	803	36,159
% Change	2.3	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.7
2006	16,179	2,894	4,287	12	1,673	13,824	17	1,626	40,512
% Change	-10.7	-14.5	-15.3	-65.7	-16.0	-6.6	-90.0	-3.9	-10.5
2005	18,127	3,383	5,059	35	1,992	14,800	170	1,692	45,258
% Change	-15.3	-7.5	-0.2	-12.5	23.9	13.5	120.8	27.9	-2.1
2004	21,413	3,656	5,068	40	1,608	13,041	77	1,323	46,226
% Change	-5.4	-27.1	-3.6	**	14.0	-3.3	-50.6	-29.1	-7.7
2003	22,627	5,014	5,259	1	1,411	13,482	156	1,865	50,062
% Change	-9.6	-6.1	7.1	-96.3	-28.4	47.1	-52.1	54.9	4.2
2002	25,035	5,342	4,911	27	1,970	9,168	326	1,204	48,032

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
August 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	% Change
Toronto City	107	107	8	8	103	70	3,284	1,205	3,502	1,390	151.9
Toronto	17	13	4	4	0	5	1,192	1,044	1,213	1,066	13.8
East York	5	6	0	0	0	0	0	0	5	6	-16.7
Etobicoke	23	16	4	0	0	0	0	0	27	16	68.8
North York	55	34	0	0	66	0	1,756	143	1,877	177	**
Scarborough	4	36	0	0	37	65	0	18	41	119	-65.5
York	3	2	0	4	0	0	336	0	339	6	**
York Region	328	350	118	4	128	202	204	148	778	704	10.5
Aurora	14	5	0	0	0	0	0	0	14	5	180.0
East Gwillimbury	1	6	0	4	0	15	0	0	1	25	-96.0
Georgina Township	11	16	0	0	0	0	0	0	11	16	-31.3
King Township	29	6	0	0	17	0	0	0	46	6	**
Markham	136	128	118	0	82	94	4	0	340	222	53.2
Newmarket	21	14	0	0	0	0	0	0	21	14	50.0
Richmond Hill	29	4	0	0	29	87	200	148	258	239	7.9
Vaughan	39	97	0	0	0	6	0	0	39	103	-62.1
Whitchurch-Stouffville	48	74	0	0	0	0	0	0	48	74	-35.1
Peel Region	355	206	158	148	66	49	0	180	579	583	-0.7
Brampton	329	182	158	62	37	24	0	0	524	268	95.5
Caledon	13	12	0	16	29	0	0	0	42	28	50.0
Mississauga	13	12	0	70	0	25	0	180	13	287	-95.5
Halton Region	102	171	12	0	145	65	132	0	391	236	65.7
Burlington	2	41	0	0	0	15	0	0	2	56	-96.4
Halton Hills	28	26	0	0	0	0	0	0	28	26	7.7
Milton	56	88	12	0	145	50	0	0	213	138	54.3
Oakville	16	16	0	0	0	0	132	0	148	16	**
Durham Region	117	183	4	16	49	112	0	16	170	327	-48.0
Ajax	30	26	0	14	7	14	0	0	37	54	-31.5
Brock	1	2	0	0	0	0	0	0	1	2	-50.0
Clarington	25	46	0	0	14	12	0	0	39	58	-32.8
Oshawa	21	23	4	2	18	0	0	16	43	41	4.9
Pickering	15	54	0	0	10	39	0	0	25	93	-73.1
Scugog	2	3	0	0	0	0	0	0	2	3	-33.3
Uxbridge	1	2	0	0	0	0	0	0	1	2	-50.0
Whitby	22	27	0	0	0	47	0	0	22	74	-70.3
Remainder of Toronto CMA	72	155	52	0	13	6	0	0	137	161	-14.9
Bradford West Gwillimbury	38	80	46	0	0	0	0	0	84	80	5.0
Town of Mono	3	4	0	0	0	0	0	0	3	4	-25.0
New Tecumseth	11	68	6	0	0	6	0	0	17	74	-77.0
Orangeville	20	3	0	0	13	0	0	0	33	3	**
Toronto CMA	1,008	1,030	348	174	472	430	3,620	1,533	5,448	3,167	72.0
Oshawa CMA	68	96	4	2	32	59	0	16	104	173	-39.9
Greater Toronto Area (GTA)	1,009	1,017	300	176	491	498	3,620	1,549	5,420	3,240	67.3

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Toronto City	**641**	**513**	**144**	**138**	**544**	**198**	**16,497**	**12,352**	**17,826**	**13,201**	**35.0**
Toronto	94	81	16	17	73	5	9,411	8,355	9,594	8,453	13.5
East York	59	30	6	0	0	0	105	363	170	393	-56.7
Etobicoke	108	82	74	2	68	0	2,258	744	2,508	828	**
North York	243	234	10	116	253	84	4,137	1,797	4,643	2,231	108.1
Scarborough	114	77	26	4	147	109	0	376	287	566	-49.3
York	23	8	12	4	3	0	586	0	624	12	**
York Region	**2,331**	**2,923**	**364**	**444**	**1,604**	**814**	**3,284**	**1,855**	**7,583**	**6,036**	**25.6**
Aurora	65	36	0	0	0	0	157	0	222	36	**
East Gwillimbury	76	64	32	18	0	32	0	0	108	114	-5.3
Georgina Township	77	116	0	0	7	0	0	0	84	116	-27.6
King Township	176	57	4	2	83	0	127	137	390	196	99.0
Markham	601	958	252	140	917	158	1,817	967	3,587	2,223	61.4
Newmarket	287	120	0	6	60	0	0	0	347	126	175.4
Richmond Hill	281	321	10	4	237	309	764	148	1,292	782	65.2
Vaughan	495	724	46	184	196	226	419	499	1,156	1,633	-29.2
Whitchurch-Stouffville	273	527	20	90	104	89	0	104	397	810	-51.0
Peel Region	**2,227**	**1,646**	**901**	**550**	**621**	**706**	**888**	**1,751**	**4,637**	**4,653**	**-0.3**
Brampton	1,852	1,435	810	422	505	173	0	49	3,167	2,079	52.3
Caledon	235	135	41	52	107	89	0	0	383	276	38.8
Mississauga	140	76	50	76	9	444	888	1,702	1,087	2,298	-52.7
Halton Region	**699**	**1,267**	**96**	**54**	**954**	**563**	**683**	**291**	**2,432**	**2,175**	**11.8**
Burlington	73	240	0	4	90	31	338	75	501	350	43.1
Halton Hills	56	58	0	2	25	9	0	0	81	69	17.4
Milton	402	584	96	16	612	251	77	216	1,187	1,067	11.2
Oakville	168	385	0	32	227	272	268	0	663	689	-3.8
Durham Region	**1,260**	**1,214**	**52**	**92**	**403**	**397**	**293**	**267**	**2,008**	**1,970**	**1.9**
Ajax	210	198	42	52	144	133	0	0	396	383	3.4
Brock	7	7	0	0	0	0	0	0	7	7	0.0
Clarington	415	348	6	0	59	78	82	0	562	426	31.9
Oshawa	179	215	4	40	40	51	0	32	223	338	-34.0
Pickering	228	95	0	0	41	42	0	235	269	372	-27.7
Scugog	11	13	0	0	0	0	0	0	11	13	-15.4
Uxbridge	38	36	0	0	0	0	0	0	38	36	5.6
Whitby	172	302	0	0	119	93	211	0	502	395	27.1
Remainder of Toronto CMA	**426**	**457**	**68**	**54**	**96**	**6**	**0**	**0**	**590**	**517**	**14.1**
Bradford West Gwillimbury	193	304	48	36	22	0	0	0	263	340	-22.6
Town of Mono	30	21	0	0	0	0	0	0	30	21	42.9
New Tecumseth	169	115	20	18	25	6	0	0	214	139	54.0
Orangeville	34	17	0	0	49	0	0	0	83	17	**
Toronto CMA	**6,727**	**6,895**	**1,615**	**1,288**	**3,914**	**2,431**	**21,014**	**16,409**	**33,270**	**27,023**	**23.1**
Oshawa CMA	**766**	**865**	**10**	**40**	**218**	**222**	**293**	**32**	**1,287**	**1,159**	**11.0**
Greater Toronto Area (GTA)	**7,158**	**7,563**	**1,557**	**1,278**	**4,126**	**2,678**	**21,645**	**16,516**	**34,486**	**28,035**	**23.0**

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011
Toronto City	103	70	0	0	2,948	1,205	336	0
Toronto	0	5	0	0	1,192	1,044	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	66	0	0	0	1,756	143	0	0
Scarborough	37	65	0	0	0	18	0	0
York	0	0	0	0	0	0	336	0
York Region	128	202	0	0	200	148	4	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	15	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	17	0	0	0	0	0	0	0
Markham	82	94	0	0	0	0	4	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	29	87	0	0	200	148	0	0
Vaughan	0	6	0	0	0	0	0	0
Whitchurch Stouffville	0	0	0	0	0	0	0	0
Peel Region	66	49	0	0	0	180	0	0
Brampton	37	24	0	0	0	0	0	0
Caledon	29	0	0	0	0	0	0	0
Mississauga	0	25	0	0	0	180	0	0
Halton Region	145	65	0	0	132	0	0	0
Burlington	0	15	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	145	50	0	0	0	0	0	0
Oakville	0	0	0	0	132	0	0	0
Durham Region	49	112	0	0	0	0	0	16
Ajax	7	14	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	14	12	0	0	0	0	0	0
Oshawa	18	0	0	0	0	0	0	16
Pickering	10	39	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	47	0	0	0	0	0	0
Remainder of Toronto CMA	13	6	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	6	0	0	0	0	0	0
Orangeville	13	0	0	0	0	0	0	0
Toronto CMA	472	430	0	0	3,280	1,533	340	0
Oshawa CMA	32	59	0	0	0	0	0	16
Greater Toronto Area (GTA)	491	498	0	0	3,280	1,533	340	16

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Toronto City	530	198	14	0	15,084	10,976	1,413	1,376
Toronto	73	5	0	0	8,675	7,586	736	769
East York	0	0	0	0	105	363	0	0
Etobicoke	68	0	0	0	2,258	508	0	236
North York	239	84	14	0	4,046	1,426	91	371
Scarborough	147	109	0	0	0	376	0	0
York	3	0	0	0	0	0	586	0
York Region	1,596	806	8	8	3,132	1,771	152	84
Aurora	0	0	0	0	157	0	0	0
East Gwillimbury	0	32	0	0	0	0	0	0
Georgina Township	7	0	0	0	0	0	0	0
King Township	83	0	0	0	127	137	0	0
Markham	917	158	0	0	1,805	967	12	0
Newmarket	60	0	0	0	0	0	0	0
Richmond Hill	237	309	0	0	624	148	140	0
Vaughan	196	226	0	0	419	415	0	84
Whitchurch-Stouffville	96	81	8	8	0	104	0	0
Peel Region	621	706	0	0	638	1,751	250	0
Brampton	505	173	0	0	0	49	0	0
Caledon	107	89	0	0	0	0	0	0
Mississauga	9	444	0	0	638	1,702	250	0
Halton Region	954	563	0	0	683	291	0	0
Burlington	90	31	0	0	338	75	0	0
Halton Hills	25	9	0	0	0	0	0	0
Milton	612	251	0	0	77	216	0	0
Oakville	227	272	0	0	268	0	0	0
Durham Region	403	397	0	0	154	235	139	32
Ajax	144	133	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	59	78	0	0	82	0	0	0
Oshawa	40	51	0	0	0	0	0	32
Pickering	41	42	0	0	0	235	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	119	93	0	0	72	0	139	0
Remainder of Toronto CMA	96	6	0	0	0	0	0	0
Bradford West Gwillimbury	22	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	25	6	0	0	0	0	0	0
Orangeville	49	0	0	0	0	0	0	0
Toronto CMA	3,892	2,423	22	8	19,199	14,949	1,815	1,460
Oshawa CMA	218	222	0	0	154	0	139	32
Greater Toronto Area (GTA)	4,104	2,670	22	8	19,691	15,024	1,954	1,492

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
August 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011
Toronto City	178	185	2,988	1,205	336	0	3,502	1,390
Toronto	21	22	1,192	1,044	0	0	1,213	1,066
East York	5	6	0	0	0	0	5	6
Etobicoke	27	16	0	0	0	0	27	16
North York	81	34	1,796	143	0	0	1,877	177
Scarborough	41	101	0	18	0	0	41	119
York	3	6	0	0	336	0	339	6
York Region	574	554	200	150	4	0	778	704
Aurora	14	3	0	2	0	0	14	5
East Gwillimbury	1	25	0	0	0	0	1	25
Georgina Township	11	16	0	0	0	0	11	16
King Township	46	6	0	0	0	0	46	6
Markham	336	222	0	0	4	0	340	222
Newmarket	21	14	0	0	0	0	21	14
Richmond Hill	58	91	200	148	0	0	258	239
Vaughan	39	103	0	0	0	0	39	103
Whitchurch-Stouffville	48	74	0	0	0	0	48	74
Peel Region	579	558	0	25	0	0	579	583
Brampton	524	268	0	0	0	0	524	268
Caledon	42	28	0	0	0	0	42	28
Mississauga	13	262	0	25	0	0	13	287
Halton Region	259	221	132	15	0	0	391	236
Burlington	2	41	0	15	0	0	2	56
Halton Hills	28	26	0	0	0	0	28	26
Milton	213	138	0	0	0	0	213	138
Oakville	16	16	132	0	0	0	148	16
Durham Region	131	305	39	6	0	16	170	327
Ajax	30	54	7	0	0	0	37	54
Brock	1	2	0	0	0	0	1	2
Clarington	25	58	14	0	0	0	39	58
Oshawa	25	25	18	0	0	16	43	41
Pickering	25	93	0	0	0	0	25	93
Scugog	2	3	0	0	0	0	2	3
Uxbridge	1	2	0	0	0	0	1	2
Whitby	22	68	0	6	0	0	22	74
Remainder of Toronto CMA	125	160	12	1	0	0	137	161
Bradford West Gwillimbury	84	80	0	0	0	0	84	80
Town of Mono	2	3	1	1	0	0	3	4
New Tecumseth	6	74	11	0	0	0	17	74
Orangeville	33	3	0	0	0	0	33	3
Toronto CMA	1,769	1,786	3,339	1,381	340	0	5,448	3,167
Oshawa CMA	72	151	32	6	0	16	104	173
Greater Toronto Area (GTA)	1,721	1,823	3,359	1,401	340	16	5,420	3,240

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - August 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Toronto City	1,339	1,235	15,060	10,590	1,427	1,376	17,826	13,201
Toronto	183	505	8,675	7,179	736	769	9,594	8,453
East York	65	30	105	363	0	0	170	393
Etobicoke	182	84	2,326	508	0	236	2,508	828
North York	584	434	3,954	1,426	105	371	4,643	2,231
Scarborough	287	169	0	397	0	0	287	566
York	38	12	0	0	586	0	624	12
York Region	4,242	4,001	3,180	1,943	161	92	7,583	6,036
Aurora	63	34	159	2	0	0	222	36
East Gwillimbury	108	114	0	0	0	0	108	114
Georgina Township	84	116	0	0	0	0	84	116
King Township	263	59	127	137	0	0	390	196
Markham	1,746	1,228	1,829	995	12	0	3,587	2,223
Newmarket	347	126	0	0	0	0	347	126
Richmond Hill	506	492	646	290	140	0	1,292	782
Vaughan	737	1,134	419	415	0	84	1,156	1,633
Whitchurch-Stouffville	388	698	0	104	9	8	397	810
Peel Region	3,688	2,663	699	1,990	250	0	4,637	4,653
Brampton	3,115	2,026	52	53	0	0	3,167	2,079
Caledon	383	276	0	0	0	0	383	276
Mississauga	190	361	647	1,937	250	0	1,087	2,298
Halton Region	1,518	1,760	914	415	0	0	2,432	2,175
Burlington	157	244	344	106	0	0	501	350
Halton Hills	81	69	0	0	0	0	81	69
Milton	1,112	851	75	216	0	0	1,187	1,067
Oakville	168	596	495	93	0	0	663	689
Durham Region	1,490	1,840	379	98	139	32	2,008	1,970
Ajax	319	362	77	21	0	0	396	383
Brock	7	7	0	0	0	0	7	7
Clarington	450	406	112	20	0	0	562	426
Oshawa	183	255	40	51	0	32	223	338
Pickering	269	372	0	0	0	0	269	372
Scugog	11	13	0	0	0	0	11	13
Uxbridge	38	36	0	0	0	0	38	36
Whitby	213	389	150	6	139	0	502	395
Remainder of Toronto CMA	548	493	42	24	0	0	590	517
Bradford West Gwillimbury	263	340	0	0	0	0	263	340
Town of Mono	19	9	11	12	0	0	30	21
New Tecumseth	183	127	31	12	0	0	214	139
Orangeville	83	17	0	0	0	0	83	17
Toronto CMA	11,804	10,678	19,628	14,877	1,838	1,468	33,270	27,023
Oshawa CMA	846	1,050	302	77	139	32	1,287	1,159
Greater Toronto Area (GTA)	12,277	11,499	20,232	15,036	1,977	1,500	34,486	28,035

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
August 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	% Change
Toronto City	88	32	6	4	11	5	996	1,914	1,101	1,955	-43.7
Toronto	12	11	2	2	5	5	486	810	505	828	-39.0
East York	8	2	0	2	0	0	0	0	8	4	100.0
Etobicoke	12	1	2	0	0	0	0	443	14	444	-96.8
North York	37	12	2	0	0	0	0	661	39	673	-94.2
Scarborough	19	5	0	0	6	0	510	0	535	5	**
York	0	1	0	0	0	0	0	0	0	1	-100.0
York Region	321	383	48	62	139	132	3	0	511	577	-11.4
Aurora	20	7	0	0	0	0	0	0	20	7	185.7
East Gwillimbury	26	22	6	6	0	15	0	0	32	43	-25.6
Georgina Township	11	15	0	0	0	6	0	0	11	21	-47.6
King Township	18	15	0	0	31	18	0	0	49	33	48.5
Markham	51	23	14	0	42	30	3	0	110	53	107.5
Newmarket	31	16	0	0	0	0	0	0	31	16	93.8
Richmond Hill	51	91	8	0	52	23	0	0	111	114	-2.6
Vaughan	87	138	4	46	14	7	0	0	105	191	-45.0
Whitchurch-Stouffville	26	56	16	10	0	33	0	0	42	99	-57.6
Peel Region	241	235	48	38	58	71	0	0	347	344	0.9
Brampton	181	211	24	30	43	60	0	0	248	301	-17.6
Caledon	44	8	0	2	0	11	0	0	44	21	109.5
Mississauga	16	16	24	6	15	0	0	0	55	22	150.0
Halton Region	114	107	2	2	0	121	56	0	172	230	-25.2
Burlington	33	19	0	2	0	6	0	0	33	27	22.2
Halton Hills	0	13	0	0	0	0	0	0	0	13	-100.0
Milton	32	71	2	0	0	104	56	0	90	175	-48.6
Oakville	49	4	0	0	0	11	0	0	49	15	**
Durham Region	198	157	4	6	40	50	0	0	242	213	13.6
Ajax	22	9	2	2	20	25	0	0	44	36	22.2
Brock	0	1	0	0	0	0	0	0	0	1	-100.0
Clarington	63	54	2	0	8	0	0	0	73	54	35.2
Oshawa	23	53	0	4	0	8	0	0	23	65	-64.6
Pickering	41	4	0	0	0	0	0	0	41	4	**
Scugog	1	0	0	0	0	0	0	0	1	0	n/a
Uxbridge	1	2	0	0	0	0	0	0	1	2	-50.0
Whitby	47	34	0	0	12	17	0	0	59	51	15.7
Remainder of Toronto CMA	85	29	4	0	0	0	0	0	89	29	**
Bradford West Gwillimbury	71	9	2	0	0	0	0	0	73	9	**
Town of Mono	7	2	0	0	0	0	0	0	7	2	**
New Tecumseth	6	17	2	0	0	0	0	0	8	17	-52.9
Orangeville	1	1	0	0	0	0	0	0	1	1	0.0
Toronto CMA	880	782	110	106	228	348	1,055	1,914	2,273	3,150	-27.8
Oshawa CMA	133	141	2	4	20	25	0	0	155	170	-8.8
Greater Toronto Area (GTA)	962	914	108	112	248	379	1,055	1,914	2,373	3,319	-28.5

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Toronto City	**567**	**465**	**168**	**44**	**414**	**198**	**7,479**	**11,791**	**8,628**	**12,498**	**-31.0**
Toronto	75	86	8	22	28	35	3,804	5,968	3,915	6,111	-35.9
East York	34	25	0	2	0	0	0	44	34	71	-52.1
Etobicoke	76	52	4	14	5	0	1,916	994	2,001	1,060	88.8
North York	234	183	148	0	252	22	1,066	2,323	1,700	2,528	-32.8
Scarborough	138	107	8	4	129	141	693	2,462	968	2,714	-64.3
York	10	12	0	2	0	0	0	0	10	14	-28.6
York Region	**2,912**	**2,635**	**336**	**432**	**961**	**666**	**599**	**943**	**4,808**	**4,676**	**2.8**
Aurora	43	96	0	8	0	0	0	153	43	257	-83.3
East Gwillimbury	67	61	18	10	20	30	0	0	105	101	4.0
Georgina Township	90	65	0	0	0	17	0	0	90	82	9.8
King Township	46	113	0	0	31	36	0	0	77	149	-48.3
Markham	929	367	246	146	518	146	10	735	1,703	1,394	22.2
Newmarket	166	105	4	4	0	0	4	0	174	109	59.6
Richmond Hill	474	544	18	10	199	137	20	25	711	716	-0.7
Vaughan	834	1,014	30	204	117	190	565	30	1,546	1,438	7.5
Whitchurch-Stouffville	263	270	20	50	76	110	0	0	359	430	-16.5
Peel Region	**1,920**	**1,490**	**510**	**340**	**558**	**913**	**859**	**1,077**	**3,847**	**3,820**	**0.7**
Brampton	1,603	1,249	314	242	257	675	0	74	2,174	2,240	-2.9
Caledon	213	102	78	30	68	41	0	0	359	173	107.5
Mississauga	104	139	118	68	233	197	859	1,003	1,314	1,407	-6.6
Halton Region	**1,274**	**817**	**132**	**150**	**462**	**650**	**483**	**109**	**2,351**	**1,726**	**36.2**
Burlington	235	176	0	54	27	76	0	0	262	306	-14.4
Halton Hills	25	53	4	0	19	8	0	53	48	114	-57.9
Milton	637	440	100	96	221	334	344	56	1,302	926	40.6
Oakville	377	148	28	0	195	232	139	0	739	380	94.5
Durham Region	**1,451**	**1,011**	**92**	**80**	**566**	**457**	**249**	**52**	**2,358**	**1,600**	**47.4**
Ajax	272	130	90	42	200	195	0	0	562	367	53.1
Brock	6	5	0	0	0	0	0	0	6	5	20.0
Clarington	358	290	2	0	74	42	0	6	434	338	28.4
Oshawa	196	284	0	30	53	63	14	46	263	423	-37.8
Pickering	271	23	0	0	67	25	235	0	573	48	**
Scugog	8	7	0	0	0	0	0	0	8	7	14.3
Uxbridge	22	17	0	0	0	0	0	0	22	17	29.4
Whitby	318	255	0	8	172	132	0	0	490	395	24.1
Remainder of Toronto CMA	**554**	**372**	**44**	**54**	**11**	**26**	**0**	**0**	**609**	**452**	**34.7**
Bradford West Gwillimbury	297	286	26	42	0	23	0	0	323	351	-8.0
Town of Mono	26	21	0	0	0	0	0	0	26	21	23.8
New Tecumseth	195	48	12	10	0	0	0	0	207	58	**
Orangeville	36	17	6	2	11	3	0	0	53	22	140.9
Toronto CMA	**7,557**	**5,773**	**1,280**	**1,008**	**2,646**	**2,597**	**9,655**	**13,920**	**21,138**	**23,298**	**-9.3**
Oshawa CMA	**872**	**829**	**2**	**38**	**299**	**237**	**14**	**52**	**1,187**	**1,156**	**2.7**
Greater Toronto Area (GTA)	**8,124**	**6,418**	**1,238**	**1,046**	**2,961**	**2,884**	**9,669**	**13,972**	**21,992**	**24,320**	**-9.6**

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011
Toronto City	11	5	0	0	996	1,868	0	46
Toronto	5	5	0	0	486	764	0	46
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	443	0	0
North York	0	0	0	0	0	661	0	0
Scarborough	6	0	0	0	510	0	0	0
York	0	0	0	0	0	0	0	0
York Region	139	132	0	0	0	0	3	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	15	0	0	0	0	0	0
Georgina Township	0	6	0	0	0	0	0	0
King Township	31	18	0	0	0	0	0	0
Markham	42	30	0	0	0	0	3	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	52	23	0	0	0	0	0	0
Vaughan	14	7	0	0	0	0	0	0
Whitchurch-Stouffville	0	33	0	0	0	0	0	0
Peel Region	58	71	0	0	0	0	0	0
Brampton	43	60	0	0	0	0	0	0
Caledon	0	11	0	0	0	0	0	0
Mississauga	15	0	0	0	0	0	0	0
Halton Region	0	121	0	0	56	0	0	0
Burlington	0	6	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	0	104	0	0	56	0	0	0
Oakville	0	11	0	0	0	0	0	0
Durham Region	40	50	0	0	0	0	0	0
Ajax	20	25	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	8	0	0	0	0	0	0	0
Oshawa	0	8	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	12	17	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	228	348	0	0	1,052	1,868	3	46
Oshawa CMA	20	25	0	0	0	0	0	0
Greater Toronto Area (GTA)	248	379	0	0	1,052	1,868	3	46

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Toronto City	**414**	**198**	**0**	**0**	**5,769**	**10,990**	**1,710**	**772**
Toronto	28	35	0	0	3,034	5,543	770	396
East York	0	0	0	0	0	0	0	44
Etobicoke	5	0	0	0	1,191	994	725	0
North York	252	22	0	0	1,004	1,991	62	332
Scarborough	129	141	0	0	540	2,462	153	0
York	0	0	0	0	0	0	0	0
York Region	**945**	**654**	**16**	**12**	**501**	**918**	**98**	**25**
Aurora	0	0	0	0	0	153	0	0
East Gwillimbury	20	30	0	0	0	0	0	0
Georgina Township	0	17	0	0	0	0	0	0
King Township	31	36	0	0	0	0	0	0
Markham	518	146	0	0	0	735	10	0
Newmarket	0	0	0	0	0	0	4	0
Richmond Hill	199	137	0	0	20	0	0	25
Vaughan	117	190	0	0	481	30	84	0
Whitchurch-Stouffville	60	98	16	12	0	0	0	0
Peel Region	**558**	**913**	**0**	**0**	**859**	**1,051**	**0**	**26**
Brampton	257	675	0	0	0	48	0	26
Caledon	68	41	0	0	0	0	0	0
Mississauga	233	197	0	0	859	1,003	0	0
Halton Region	**462**	**650**	**0**	**0**	**403**	**56**	**80**	**53**
Burlington	27	76	0	0	0	0	0	0
Halton Hills	19	8	0	0	0	0	0	53
Milton	221	334	0	0	264	56	80	0
Oakville	195	232	0	0	139	0	0	0
Durham Region	**520**	**457**	**46**	**0**	**235**	**6**	**14**	**46**
Ajax	200	195	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	66	42	8	0	0	6	0	0
Oshawa	15	63	38	0	0	0	14	46
Pickering	67	25	0	0	235	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	172	132	0	0	0	0	0	0
Remainder of Toronto CMA	**11**	**26**	**0**	**0**	**0**	**0**	**0**	**0**
Bradford West Gwillimbury	0	23	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	11	3	0	0	0	0	0	0
Toronto CMA	**2,630**	**2,585**	**16**	**12**	**7,767**	**13,015**	**1,888**	**876**
Oshawa CMA	**253**	**237**	**46**	**0**	**0**	**6**	**14**	**46**
Greater Toronto Area (GTA)	**2,899**	**2,872**	**62**	**12**	**7,767**	**13,021**	**1,902**	**922**

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
August 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011
Toronto City	**105**	**41**	**996**	**1,868**	**0**	**46**	**1,101**	**1,955**
Toronto	19	18	486	764	0	46	505	828
East York	8	4	0	0	0	0	8	4
Etobicoke	14	1	0	443	0	0	14	444
North York	39	12	0	661	0	0	39	673
Scarborough	25	5	510	0	0	0	535	5
York	0	1	0	0	0	0	0	1
York Region	**462**	**577**	**46**	**0**	**3**	**0**	**511**	**577**
Aurora	20	7	0	0	0	0	20	7
East Gwillimbury	32	43	0	0	0	0	32	43
Georgina Township	11	21	0	0	0	0	11	21
King Township	49	33	0	0	0	0	49	33
Markham	107	53	0	0	3	0	110	53
Newmarket	31	16	0	0	0	0	31	16
Richmond Hill	75	114	36	0	0	0	111	114
Vaughan	95	191	10	0	0	0	105	191
Whitchurch-Stouffville	42	99	0	0	0	0	42	99
Peel Region	**347**	**328**	**0**	**16**	**0**	**0**	**347**	**344**
Brampton	248	285	0	16	0	0	248	301
Caledon	44	21	0	0	0	0	44	21
Mississauga	55	22	0	0	0	0	55	22
Halton Region	**116**	**223**	**56**	**7**	**0**	**0**	**172**	**230**
Burlington	33	27	0	0	0	0	33	27
Halton Hills	0	13	0	0	0	0	0	13
Milton	34	175	56	0	0	0	90	175
Oakville	49	8	0	7	0	0	49	15
Durham Region	**223**	**185**	**19**	**28**	**0**	**0**	**242**	**213**
Ajax	37	29	7	7	0	0	44	36
Brock	0	1	0	0	0	0	0	1
Clarington	65	54	8	0	0	0	73	54
Oshawa	23	57	0	8	0	0	23	65
Pickering	41	4	0	0	0	0	41	4
Scugog	1	0	0	0	0	0	1	0
Uxbridge	1	2	0	0	0	0	1	2
Whitby	55	38	4	13	0	0	59	51
Remainder of Toronto CMA	**83**	**25**	**6**	**4**	**0**	**0**	**89**	**29**
Bradford West Gwillimbury	73	9	0	0	0	0	73	9
Town of Mono	1	0	6	2	0	0	7	2
New Tecumseth	8	15	0	2	0	0	8	17
Orangeville	1	1	0	0	0	0	1	1
Toronto CMA	**1,159**	**1,202**	**1,111**	**1,902**	**3**	**46**	**2,273**	**3,150**
Oshawa CMA	**143**	**149**	**12**	**21**	**0**	**0**	**155**	**170**
Greater Toronto Area (GTA)	**1,253**	**1,354**	**1,117**	**1,919**	**3**	**46**	**2,373**	**3,319**

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - August 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Toronto City	1,136	670	5,782	11,027	1,710	772	8,628	12,498
Toronto	132	143	3,013	5,543	770	396	3,915	6,111
East York	34	27	0	0	0	44	34	71
Etobicoke	85	106	1,191	954	725	0	2,001	1,060
North York	633	189	1,005	2,007	62	332	1,700	2,528
Scarborough	242	191	573	2,523	153	0	968	2,714
York	10	14	0	0	0	0	10	14
York Region	4,091	3,611	603	1,028	114	37	4,808	4,676
Aurora	41	104	2	153	0	0	43	257
East Gwillimbury	105	101	0	0	0	0	105	101
Georgina Township	90	82	0	0	0	0	90	82
King Township	77	149	0	0	0	0	77	149
Markham	1,693	650	0	744	10	0	1,703	1,394
Newmarket	170	109	0	0	4	0	174	109
Richmond Hill	612	631	99	60	0	25	711	716
Vaughan	960	1,367	502	71	84	0	1,546	1,438
Whitchurch-Stouffville	343	418	0	0	16	12	359	430
Peel Region	2,785	2,321	1,062	1,473	0	26	3,847	3,820
Brampton	2,174	1,869	0	345	0	26	2,174	2,240
Caledon	359	167	0	6	0	0	359	173
Mississauga	252	285	1,062	1,122	0	0	1,314	1,407
Halton Region	1,666	1,479	605	194	80	53	2,351	1,726
Burlington	235	296	27	10	0	0	262	306
Halton Hills	25	61	23	0	0	53	48	114
Milton	869	870	353	56	80	0	1,302	926
Oakville	537	252	202	128	0	0	739	380
Durham Region	1,954	1,424	342	130	62	46	2,358	1,600
Ajax	525	360	37	7	0	0	562	367
Brock	6	5	0	0	0	0	6	5
Clarington	406	311	20	27	8	0	434	338
Oshawa	194	314	15	63	54	46	263	423
Pickering	338	48	235	0	0	0	573	48
Scugog	8	7	0	0	0	0	8	7
Uxbridge	22	17	0	0	0	0	22	17
Whitby	455	362	35	33	0	0	490	395
Remainder of Toronto CMA	588	416	21	36	0	0	609	452
Bradford West Gwillimbury	323	351	0	0	0	0	323	351
Town of Mono	10	12	16	9	0	0	26	21
New Tecumseth	202	31	5	27	0	0	207	58
Orangeville	53	22	0	0	0	0	53	22
Toronto CMA	10,916	8,626	8,318	13,755	1,904	888	21,138	23,298
Oshawa CMA	1,055	987	70	123	62	46	1,187	1,156
Greater Toronto Area (GTA)	11,632	9,505	8,394	13,852	1,966	934	21,992	24,320

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
August 2012	0	0.0	13	14.8	2	2.3	6	6.8	67	76.1	88	980,770	1,072,667
August 2011	4	12.9	2	6.5	1	3.2	5	16.1	19	61.3	31	895,000	989,628
Year-to-date 2012	7	1.3	89	15.9	50	8.9	50	8.9	363	64.9	559	977,460	1,089,748
Year-to-date 2011	62	13.1	28	5.9	38	8.1	34	7.2	310	65.7	472	1,050,250	1,245,266
Toronto													
August 2012	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	1,175,000	1,447,833
August 2011	0	0.0	0	0.0	0	0.0	3	27.3	8	72.7	11	995,000	1,227,545
Year-to-date 2012	0	0.0	0	0.0	1	1.4	0	0.0	71	98.6	72	1,295,000	1,721,002
Year-to-date 2011	1	1.2	3	3.5	2	2.4	6	7.1	73	85.9	85	1,365,000	1,748,146
East York													
August 2012	0	0.0	0	0.0	0	0.0	4	44.4	5	55.6	9	--	--
August 2011	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	9	26.5	25	73.5	34	995,000	1,190,776
Year-to-date 2011	0	0.0	1	3.8	1	3.8	5	19.2	19	73.1	26	1,042,000	1,128,712
Etobicoke													
August 2012	0	0.0	1	8.3	0	0.0	1	8.3	10	83.3	12	1,440,895	1,326,931
August 2011	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	0	0.0	1	1.3	5	6.3	18	22.8	55	69.6	79	1,179,900	1,179,626
Year-to-date 2011	0	0.0	0	0.0	5	9.6	12	23.1	35	67.3	52	1,450,400	1,418,226
North York													
August 2012	0	0.0	0	0.0	0	0.0	0	0.0	37	100.0	37	980,770	1,116,564
August 2011	1	8.3	1	8.3	0	0.0	0	0.0	10	83.3	12	900,000	980,600
Year-to-date 2012	5	2.1	22	9.2	5	2.1	11	4.6	196	82.0	239	993,900	1,130,897
Year-to-date 2011	3	1.6	2	1.1	5	2.7	7	3.7	170	90.9	187	1,229,000	1,430,777
Scarborough													
August 2012	0	0.0	12	66.7	2	11.1	1	5.6	3	16.7	18	541,990	612,535
August 2011	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2012	2	1.6	66	52.8	35	28.0	11	8.8	11	8.8	125	541,990	581,311
Year-to-date 2011	58	52.7	22	20.0	21	19.1	0	0.0	9	8.2	110	442,400	517,865
York													
August 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2012	0	0.0	0	0.0	4	40.0	1	10.0	5	50.0	10	865,145	863,188
Year-to-date 2011	0	0.0	0	0.0	4	33.3	4	33.3	4	33.3	12	689,750	963,222

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
August 2012	52	16.3	51	16.0	36	11.3	97	30.4	83	26.0	319	686,990	720,506
August 2011	75	19.6	105	27.5	98	25.7	67	17.5	37	9.7	382	559,945	592,526
Year-to-date 2012	380	13.1	644	22.1	630	21.7	773	26.6	482	16.6	2,909	619,990	671,529
Year-to-date 2011	345	13.1	632	24.0	888	33.7	480	18.2	290	11.0	2,635	589,900	619,940
Aurora													
August 2012	0	0.0	0	0.0	0	0.0	1	5.0	19	95.0	20	869,990	937,737
August 2011	2	28.6	1	14.3	0	0.0	0	0.0	4	57.1	7	--	--
Year-to-date 2012	1	2.3	2	4.5	1	2.3	5	11.4	35	79.5	44	882,490	1,070,013
Year-to-date 2011	6	5.9	24	23.5	41	40.2	7	6.9	24	23.5	102	614,900	717,103
East Gwillimbury													
August 2012	23	88.5	3	11.5	0	0.0	0	0.0	0	0.0	26	440,990	437,490
August 2011	20	90.9	1	4.5	1	4.5	0	0.0	0	0.0	22	422,490	428,263
Year-to-date 2012	55	82.1	11	16.4	0	0.0	1	1.5	0	0.0	67	440,990	440,765
Year-to-date 2011	39	63.9	11	18.0	10	16.4	0	0.0	1	1.6	61	435,990	464,889
Georgina Township													
August 2012	8	72.7	0	0.0	2	18.2	0	0.0	1	9.1	11	340,290	436,926
August 2011	11	73.3	0	0.0	0	0.0	2	13.3	2	13.3	15	349,990	475,523
Year-to-date 2012	75	83.3	5	5.6	2	2.2	0	0.0	8	8.9	90	350,490	443,216
Year-to-date 2011	52	80.0	1	1.5	2	3.1	4	6.2	6	9.2	65	329,990	416,005
King Township													
August 2012	0	0.0	0	0.0	0	0.0	13	72.2	5	27.8	18	751,490	821,047
August 2011	3	21.4	7	50.0	3	21.4	0	0.0	1	7.1	14	503,490	547,478
Year-to-date 2012	0	0.0	1	2.2	0	0.0	24	53.3	20	44.4	45	768,990	875,125
Year-to-date 2011	16	14.7	27	24.8	5	4.6	40	36.7	21	19.3	109	693,990	645,713
Markham													
August 2012	8	15.7	14	27.5	8	15.7	7	13.7	14	27.5	51	604,990	677,845
August 2011	4	17.4	9	39.1	4	17.4	0	0.0	6	26.1	23	539,990	665,183
Year-to-date 2012	160	17.3	385	41.6	247	26.7	84	9.1	49	5.3	925	529,990	560,906
Year-to-date 2011	43	11.7	132	36.0	115	31.3	40	10.9	37	10.1	367	561,990	597,316
Newmarket													
August 2012	0	0.0	17	54.8	10	32.3	4	12.9	0	0.0	31	546,900	565,316
August 2011	6	37.5	8	50.0	2	12.5	0	0.0	0	0.0	16	488,900	488,430
Year-to-date 2012	30	18.1	63	38.0	45	27.1	28	16.9	0	0.0	166	546,900	549,129
Year-to-date 2011	45	42.9	32	30.5	26	24.8	2	1.9	0	0.0	105	488,900	496,889
Richmond Hill													
August 2012	0	0.0	4	8.2	9	18.4	22	44.9	14	28.6	49	713,900	926,684
August 2011	0	0.0	12	13.2	40	44.0	29	31.9	10	11.0	91	636,900	650,693
Year-to-date 2012	1	0.2	38	8.1	170	36.2	176	37.5	84	17.9	469	658,900	756,962
Year-to-date 2011	35	6.5	76	14.2	220	41.1	151	28.2	53	9.9	535	635,900	651,233
Vaughan													
August 2012	0	0.0	0	0.0	7	8.0	50	57.5	30	34.5	87	769,990	823,669
August 2011	5	3.6	46	33.3	37	26.8	36	26.1	14	10.1	138	608,490	626,162
Year-to-date 2012	6	0.7	16	1.9	110	13.1	450	53.6	258	30.7	840	744,990	808,472
Year-to-date 2011	35	3.4	221	21.7	394	38.7	225	22.1	143	14.0	1,018	612,990	661,774
Whitchurch-Stouffville													
August 2012	13	50.0	13	50.0	0	0.0	0	0.0	0	0.0	26	450,490	421,742
August 2011	24	42.9	21	37.5	11	19.6	0	0.0	0	0.0	56	482,990	477,080
Year-to-date 2012	52	19.8	123	46.8	55	20.9	5	1.9	28	10.6	263	499,900	583,538
Year-to-date 2011	74	27.1	108	39.6	75	27.5	11	4.0	5	1.8	273	505,990	516,965

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
August 2012	38	15.0	88	34.8	59	23.3	60	23.7	8	3.2	253	552,900	569,112
August 2011	81	39.9	39	19.2	46	22.7	28	13.8	9	4.4	203	485,900	520,877
Year-to-date 2012	328	17.1	544	28.4	508	26.5	415	21.6	122	6.4	1,917	561,900	584,543
Year-to-date 2011	452	30.0	382	25.4	348	23.1	233	15.5	90	6.0	1,505	533,900	558,171
Brampton													
August 2012	34	17.7	79	41.1	38	19.8	39	20.3	2	1.0	192	531,900	547,488
August 2011	80	44.9	35	19.7	37	20.8	26	14.6	0	0.0	178	463,900	497,409
Year-to-date 2012	315	19.7	498	31.1	390	24.3	344	21.5	56	3.5	1,603	548,900	559,404
Year-to-date 2011	445	35.2	331	26.2	291	23.0	187	14.8	11	0.9	1,265	505,900	517,279
Caledon													
August 2012	4	8.9	9	20.0	21	46.7	11	24.4	0	0.0	45	594,990	579,972
August 2011	1	11.1	3	33.3	2	22.2	1	11.1	2	22.2	9	--	--
Year-to-date 2012	13	6.2	45	21.4	89	42.4	54	25.7	9	4.3	210	601,445	629,026
Year-to-date 2011	6	5.9	44	43.6	28	27.7	9	8.9	14	13.9	101	550,000	611,997
Mississauga													
August 2012	0	0.0	0	0.0	0	0.0	10	62.5	6	37.5	16	689,900	798,063
August 2011	0	0.0	1	6.3	7	43.8	1	6.3	7	43.8	16	617,950	727,469
Year-to-date 2012	0	0.0	1	1.0	29	27.9	17	16.3	57	54.8	104	850,000	882,190
Year-to-date 2011	1	0.7	7	5.0	29	20.9	37	26.6	65	46.8	139	769,900	891,204
Halton Region													
August 2012	9	8.9	43	42.6	23	22.8	5	5.0	21	20.8	101	546,990	837,155
August 2011	60	55.0	22	20.2	6	5.5	7	6.4	14	12.8	109	445,990	664,660
Year-to-date 2012	277	22.2	428	34.2	252	20.2	81	6.5	212	17.0	1,250	523,995	692,365
Year-to-date 2011	276	33.3	272	32.8	75	9.0	56	6.8	150	18.1	829	490,900	790,123
Burlington													
August 2012	0	0.0	18	56.3	13	40.6	0	0.0	1	3.1	32	525,000	561,717
August 2011	8	42.1	9	47.4	0	0.0	0	0.0	2	10.5	19	452,990	666,570
Year-to-date 2012	17	7.5	124	54.6	64	28.2	2	0.9	20	8.8	227	523,990	622,240
Year-to-date 2011	37	21.0	95	54.0	14	8.0	3	1.7	27	15.3	176	499,990	822,298
Halton Hills													
August 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2011	0	0.0	0	0.0	0	0.0	7	53.8	6	46.2	13	789,000	1,002,492
Year-to-date 2012	0	0.0	0	0.0	2	8.0	5	20.0	18	72.0	25	850,000	907,476
Year-to-date 2011	3	5.7	8	15.1	2	3.8	10	18.9	30	56.6	53	850,000	1,054,576
Milton													
August 2012	9	28.1	16	50.0	7	21.9	0	0.0	0	0.0	32	480,900	498,713
August 2011	52	73.2	13	18.3	6	8.5	0	0.0	0	0.0	71	434,990	447,193
Year-to-date 2012	255	40.0	236	37.0	138	21.7	4	0.6	4	0.6	637	469,900	490,755
Year-to-date 2011	233	53.0	160	36.4	40	9.1	4	0.9	3	0.7	440	440,900	464,402
Oakville													
August 2012	0	0.0	9	24.3	3	8.1	5	13.5	20	54.1	37	809,000	1,368,080
August 2011	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2012	5	1.4	68	18.8	48	13.3	70	19.4	170	47.1	361	785,000	1,077,312
Year-to-date 2011	3	1.9	9	5.6	19	11.9	39	24.4	90	56.3	160	899,945	1,562,861

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
August 2012	121	61.4	44	22.3	20	10.2	11	5.6	1	0.5	197	404,900	435,909
August 2011	106	67.5	35	22.3	8	5.1	4	2.5	4	2.5	157	369,900	414,819
Year-to-date 2012	781	54.4	331	23.1	202	14.1	85	5.9	37	2.6	1,436	436,990	454,649
Year-to-date 2011	709	69.8	197	19.4	69	6.8	24	2.4	17	1.7	1,016	364,990	405,229
Ajax													
August 2012	4	18.2	10	45.5	3	13.6	5	22.7	0	0.0	22	497,445	551,565
August 2011	1	11.1	4	44.4	3	33.3	1	11.1	0	0.0	9	--	--
Year-to-date 2012	89	34.2	58	22.3	58	22.3	47	18.1	8	3.1	260	507,445	521,602
Year-to-date 2011	33	24.4	63	46.7	31	23.0	6	4.4	2	1.5	135	499,900	531,928
Brock													
August 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
August 2012	54	85.7	6	9.5	3	4.8	0	0.0	0	0.0	63	352,990	373,203
August 2011	47	83.9	8	14.3	0	0.0	0	0.0	1	1.8	56	338,945	364,811
Year-to-date 2012	305	83.1	46	12.5	10	2.7	4	1.1	2	0.5	367	351,900	369,559
Year-to-date 2011	246	84.8	31	10.7	6	2.1	3	1.0	4	1.4	290	339,990	361,306
Oshawa													
August 2012	20	87.0	2	8.7	0	0.0	1	4.3	0	0.0	23	375,900	382,133
August 2011	39	72.2	13	24.1	2	3.7	0	0.0	0	0.0	54	367,445	389,370
Year-to-date 2012	149	76.8	41	21.1	1	0.5	2	1.0	1	0.5	194	369,990	381,914
Year-to-date 2011	241	80.1	51	16.9	7	2.3	2	0.7	0	0.0	301	347,990	367,282
Pickering													
August 2012	22	55.0	12	30.0	5	12.5	1	2.5	0	0.0	40	425,605	451,878
August 2011	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	--	--
Year-to-date 2012	78	28.9	89	33.0	78	28.9	9	3.3	16	5.9	270	513,330	537,192
Year-to-date 2011	0	0.0	1	4.3	12	52.2	6	26.1	4	17.4	23	629,990	694,364
Scugog													
August 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
August 2012	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
August 2011	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2012	4	17.4	6	26.1	6	26.1	5	21.7	2	8.7	23	577,700	650,055
Year-to-date 2011	8	47.1	6	35.3	1	5.9	0	0.0	2	11.8	17	491,100	522,519
Whitby													
August 2012	21	43.8	13	27.1	9	18.8	4	8.3	1	2.1	48	459,341	476,498
August 2011	17	53.1	10	31.3	3	9.4	1	3.1	1	3.1	32	433,990	463,966
Year-to-date 2012	156	48.4	91	28.3	49	15.2	18	5.6	8	2.5	322	450,990	458,220
Year-to-date 2011	181	72.4	45	18.0	12	4.8	7	2.8	5	2.0	250	351,240	398,873

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
August 2012	59	69.4	26	30.6	0	0.0	0	0.0	0	0.0	85	429,990	426,865
August 2011	25	86.2	1	3.4	0	0.0	2	6.9	1	3.4	29	363,990	415,288
Year-to-date 2012	465	83.9	78	14.1	3	0.5	5	0.9	3	0.5	554	397,990	392,477
Year-to-date 2011	284	76.1	69	18.5	11	2.9	5	1.3	4	1.1	373	410,990	425,662
Bradford West Gwillimbury													
August 2012	47	66.2	24	33.8	0	0.0	0	0.0	0	0.0	71	434,990	434,131
August 2011	7	77.8	1	11.1	0	0.0	1	11.1	0	0.0	9	--	--
Year-to-date 2012	226	76.1	69	23.2	0	0.0	1	0.3	1	0.3	297	424,990	433,221
Year-to-date 2011	215	75.2	67	23.4	2	0.7	2	0.7	0	0.0	286	419,990	428,695
Town of Mono													
August 2012	5	71.4	2	28.6	0	0.0	0	0.0	0	0.0	7	--	--
August 2011	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2012	19	73.1	3	11.5	0	0.0	2	7.7	2	7.7	26	418,650	457,788
Year-to-date 2011	8	38.1	1	4.8	7	33.3	2	9.5	3	14.3	21	604,900	575,014
New Tecumseth													
August 2012	6	100.0	0	0.0	0	0.0	0	0.0	0	0.0	6	--	--
August 2011	15	88.2	0	0.0	0	0.0	1	5.9	1	5.9	17	349,990	395,049
Year-to-date 2012	195	100.0	0	0.0	0	0.0	0	0.0	0	0.0	195	305,990	313,949
Year-to-date 2011	43	89.6	1	2.1	2	4.2	1	2.1	1	2.1	48	333,945	361,924
Orangeville													
August 2012	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
August 2011	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	25	69.4	6	16.7	3	8.3	2	5.6	0	0.0	36	408,400	434,536
Year-to-date 2011	18	100.0	0	0.0	0	0.0	0	0.0	0	0.0	18	379,400	373,185
Toronto CMA													
August 2012	184	21.0	226	25.8	115	13.1	174	19.8	178	20.3	877	569,990	686,185
August 2011	240	32.0	164	21.9	154	20.5	112	14.9	80	10.7	750	525,445	591,216
Year-to-date 2012	1,611	21.4	1,812	24.1	1,521	20.2	1,383	18.4	1,188	15.8	7,515	567,990	654,752
Year-to-date 2011	1,423	24.5	1,358	23.4	1,390	23.9	817	14.1	825	14.2	5,813	559,990	658,365
Oshawa CMA													
August 2012	95	70.9	21	15.7	12	9.0	5	3.7	1	0.7	134	392,490	411,737
August 2011	103	72.5	31	21.8	5	3.5	1	0.7	2	1.4	142	364,990	396,495
Year-to-date 2012	610	69.1	178	20.2	60	6.8	24	2.7	11	1.2	883	373,990	404,605
Year-to-date 2011	668	79.4	127	15.1	25	3.0	12	1.4	9	1.1	841	345,900	374,612
Greater Toronto Area													
August 2012	220	23.0	239	24.9	140	14.6	179	18.7	180	18.8	958	558,990	666,647
August 2011	326	37.0	203	23.0	159	18.0	111	12.6	83	9.4	882	499,435	567,274
Year-to-date 2012	1,773	22.0	2,036	25.2	1,642	20.3	1,404	17.4	1,216	15.1	8,071	560,900	644,474
Year-to-date 2011	1,844	28.6	1,511	23.4	1,418	22.0	827	12.8	857	13.3	6,457	541,900	639,318

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
August 2012

Submarket	Aug 2012	Aug 2011	% Change	YTD 2012	YTD 2011	% Change
Toronto City	**1,072,667**	**989,628**	**8.4**	**1,089,748**	**1,245,266**	**-12.5**
Toronto	1,447,833	1,227,545	17.9	1,721,002	1,748,146	-1.6
East York	--	--	n/a	1,190,776	1,128,712	5.5
Etobicoke	1,326,931	--	n/a	1,179,626	1,418,226	-16.8
North York	1,116,564	980,600	13.9	1,130,897	1,430,777	-21.0
Scarborough	612,535	--	n/a	581,311	517,865	12.3
York	--	--	n/a	863,188	963,222	-10.4
York Region	**720,506**	**592,526**	**21.6**	**671,529**	**619,940**	**8.3**
Aurora	937,737	--	n/a	1,070,013	717,103	49.2
East Gwillimbury	437,490	428,263	2.2	440,765	464,889	-5.2
Georgina Township	436,926	475,523	-8.1	443,216	416,005	6.5
King Township	821,047	547,478	50.0	875,125	645,713	35.5
Markham	677,845	665,183	1.9	560,906	597,316	-6.1
Newmarket	565,316	488,430	15.7	549,129	496,889	10.5
Richmond Hill	926,684	650,693	42.4	756,962	651,233	16.2
Vaughan	823,669	626,162	31.5	808,472	661,774	22.2
Whitchurch-Stouffville	421,742	477,080	-11.6	583,538	516,965	12.9
Peel Region	**569,112**	**520,877**	**9.3**	**584,543**	**558,171**	**4.7**
Brampton	547,488	497,409	10.1	559,404	517,279	8.1
Caledon	579,972	--	n/a	629,026	611,997	2.8
Mississauga	798,063	727,469	9.7	882,190	891,204	-1.0
Halton Region	**837,155**	**664,660**	**26.0**	**692,365**	**790,123**	**-12.4**
Burlington	561,717	666,570	-15.7	622,240	822,298	-24.3
Halton Hills	--	1,002,492	n/a	907,476	1,054,576	-13.9
Milton	498,713	447,193	11.5	490,755	464,402	5.7
Oakville	1,368,080	--	n/a	1,077,312	1,562,861	-31.1
Durham Region	**435,909**	**414,819**	**5.1**	**454,649**	**405,229**	**12.2**
Ajax	551,565	--	n/a	521,602	531,928	-1.9
Brock	--	--	n/a	--	--	n/a
Clarington	373,203	364,811	2.3	369,559	361,306	2.3
Oshawa	382,133	389,370	-1.9	381,914	367,282	4.0
Pickering	451,878	--	n/a	537,192	694,364	-22.6
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	--	n/a	650,055	522,519	24.4
Whitby	476,498	463,966	2.7	458,220	398,873	14.9
Remainder of Toronto CMA	**426,865**	**415,288**	**2.8**	**392,477**	**425,662**	**-7.8**
Bradford West Gwillimbury	434,131	--	n/a	433,221	428,695	1.1
Town of Mono	--	--	n/a	457,788	575,014	-20.4
New Tecumseth	--	395,049	n/a	313,949	361,924	-13.3
Orangeville	--	--	n/a	434,536	373,185	16.4
Toronto CMA	**686,185**	**591,216**	**16.1**	**654,752**	**658,365**	**-0.5**
Oshawa CMA	**411,737**	**396,495**	**3.8**	**404,605**	**374,612**	**8.0**
Greater Toronto Area (GTA)	**666,647**	**567,274**	**17.5**	**644,474**	**639,318**	**0.8**

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto August 2012

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	4,340	13.0	7,410	9,025	11,436	64.8	427,159	4.4	447,426
	February	6,265	14.1	7,445	11,536	12,844	58.0	454,470	5.3	452,526
	March	9,262	11.2	7,698	15,315	11,656	66.0	456,147	4.9	460,014
	April	9,040	17.0	7,369	14,495	11,706	63.0	477,406	9.1	462,146
	May	10,045	6.1	7,555	16,076	11,848	63.8	485,520	8.7	469,947
	June	10,234	21.4	7,541	14,855	12,219	61.7	476,386	9.5	468,636
	July	7,922	20.6	7,485	12,508	12,695	59.0	459,122	9.2	470,179
	August	7,542	21.0	7,638	12,509	12,889	59.3	451,663	9.9	471,307
	September	7,658	21.3	7,991	14,727	12,949	61.7	465,369	8.9	472,600
	October	7,642	14.3	8,022	12,405	12,966	61.9	478,137	7.8	471,181
	November	7,092	8.9	7,743	9,786	12,373	62.6	480,421	9.7	479,850
	December	4,718	7.4	7,864	4,811	12,466	63.1	451,436	4.0	468,695
2012	January	4,567	5.2	7,676	9,655	12,062	63.6	463,534	8.5	488,963
	February	7,032	12.2	7,911	12,684	12,996	60.9	502,508	10.6	499,354
	March	9,690	4.6	8,289	16,308	12,957	64.0	504,117	10.5	503,090
	April	10,350	14.5	8,346	16,436	12,971	64.3	517,556	8.4	503,555
	May	10,850	8.0	7,709	19,177	13,412	57.5	516,787	6.4	497,286
	June	9,422	-7.9	7,481	16,679	14,166	52.8	508,622	6.8	496,804
	July	7,570	-4.4	7,274	13,888	13,599	53.5	476,947	3.9	493,647
	August	6,418	-14.9	6,708	11,748	12,553	53.4	479,095	6.1	501,058
	September									
	October									
	November									
	December									
	Q2 2011	29,319	1.8		45,426			479,830	9.1	
	Q2 2012	30,622	4.4		52,292			514,534	7.2	
	YTD 2011	64,650	0.5		106,319			464,620	7.8	
	YTD 2012	65,899	1.9		116,575			500,416	7.7	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
August 2012

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	505	-5.1	797	1,074	1,191	66.9	302,326	4.5	308,488
	February	652	-20.4	730	1,248	1,256	58.1	302,068	5.4	305,535
	March	981	-11.7	793	1,666	1,264	62.7	301,668	-1.5	302,708
	April	949	-19.8	750	1,601	1,237	60.6	321,042	5.4	314,231
	May	1,040	1.3	775	1,728	1,311	59.1	316,057	4.8	309,875
	June	1,046	13.7	816	1,587	1,350	60.5	322,947	6.1	314,887
	July	849	19.9	782	1,250	1,323	59.1	324,983	10.0	320,622
	August	764	15.6	791	1,305	1,403	56.4	310,852	-0.6	313,011
	September	833	17.8	859	1,516	1,404	61.2	318,523	7.5	319,785
	October	759	10.3	818	1,270	1,392	58.7	317,779	5.1	317,270
	November	734	11.0	885	1,000	1,340	66.1	314,260	6.3	318,306
	December	492	6.7	866	522	1,352	64.0	310,267	5.4	318,401
2012	January	556	10.1	879	1,073	1,205	72.9	316,394	4.7	322,370
	February	809	24.1	907	1,327	1,328	68.3	323,592	7.1	327,413
	March	1,128	15.0	899	1,722	1,298	69.3	327,630	8.6	328,815
	April	1,167	23.0	920	1,655	1,279	71.9	337,401	5.1	329,454
	May	1,183	13.8	883	1,749	1,325	66.7	339,086	7.3	332,809
	June	1,051	0.5	823	1,509	1,284	64.1	339,032	5.0	330,787
	July	925	9.0	864	1,306	1,391	62.1	334,783	3.0	330,405
	August	854	11.8	891	1,208	1,298	68.7	335,783	8.0	338,177
	September									
	October									
	November									
	December									
	Q2 2011	**3,035**	**-3.1**		**4,916**			**319,991**	**5.4**	
	Q2 2012	**3,401**	**12.1**		**4,913**			**338,491**	**5.8**	
	YTD 2011	**6,786**	**-2.5**		**11,459**			**313,901**	**4.3**	
	YTD 2012	**7,673**	**13.1**		**11,549**			**332,974**	**6.1**	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
August 2012

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	107.8	117.5	2,971	8.3	68.4	884
	February	607	3.50	5.44	108.4	117.9	2,976	8.3	68.4	879
	March	601	3.50	5.34	108.7	119.4	2,959	8.5	68.1	884
	April	621	3.70	5.69	109.3	119.8	2,956	8.4	67.8	892
	May	616	3.70	5.59	110.3	120.8	2,959	8.5	67.8	896
	June	604	3.50	5.39	111.2	120.2	2,974	8.3	68.0	892
	July	604	3.50	5.39	111.7	120.4	2,968	8.2	67.6	887
	August	604	3.50	5.39	111.9	120.5	2,964	8.1	67.3	884
	September	592	3.50	5.19	112.2	121.2	2,964	8.0	67.2	884
	October	598	3.50	5.29	112.7	121.1	2,959	8.3	67.2	881
	November	598	3.50	5.29	113.8	120.9	2,956	8.5	67.1	886
	December	598	3.50	5.29	114.2	120.2	2,946	8.6	66.8	894
2012	January	598	3.50	5.29	114.2	120.7	2,944	8.6	66.7	897
	February	595	3.20	5.24	114.7	121.5	2,940	8.6	66.5	895
	March	595	3.20	5.24	115.4	122.0	2,944	8.6	66.4	895
	April	607	3.20	5.44	115.8	122.4	2,952	8.4	66.4	898
	May	601	3.20	5.34	116.4	122.4	2,962	8.6	66.6	908
	June	595	3.20	5.24	116.8	121.7	2,977	8.6	66.9	910
	July	595	3.10	5.24	116.8	121.6	2,994	8.5	67.1	914
	August	595	3.10	5.24		121.8	3,010	8.5	67.3	912
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
August 2012

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortage Rates (%) 1 Yr. Term	Mortage Rates (%) 5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
2011	January	592	3.35	5.19	107.8	117.5	191.4	8.8	69.7	877
	February	607	3.50	5.44	108.4	117.9	188.7	8.8	68.7	889
	March	601	3.50	5.34	108.7	119.4	187.9	8.8	68.2	893
	April	621	3.70	5.69	109.3	119.8	186.0	9.8	68.2	889
	May	616	3.70	5.59	110.3	120.8	187.7	9.8	68.7	879
	June	604	3.50	5.39	111.2	120.2	191.2	9.3	69.5	878
	July	604	3.50	5.39	111.7	120.4	195.0	8.0	69.8	884
	August	604	3.50	5.39	111.9	120.5	196.8	7.4	69.8	887
	September	592	3.50	5.19	112.2	121.2	197.4	7.1	69.7	890
	October	598	3.50	5.29	112.7	121.1	197.8	7.1	69.7	874
	November	598	3.50	5.29	113.8	120.9	197.2	7.2	69.5	877
	December	598	3.50	5.29	114.2	120.2	197.3	7.3	69.5	877
2012	January	598	3.50	5.29	114.2	120.7	198.3	7.4	69.8	891
	February	595	3.20	5.24	114.7	121.5	201.1	7.4	70.7	889
	March	595	3.20	5.24	115.4	122.0	201.2	7.8	71.0	896
	April	607	3.20	5.44	115.8	122.4	199.9	7.9	70.5	902
	May	601	3.20	5.34	116.4	122.4	196.3	8.2	69.3	910
	June	595	3.20	5.24	116.8	121.7	193.6	8.2	68.2	912
	July	595	3.10	5.24	116.8	121.6	191.5	8.4	67.6	919
	August	595	3.10	5.24		121.8	188.8	8.9	66.8	936
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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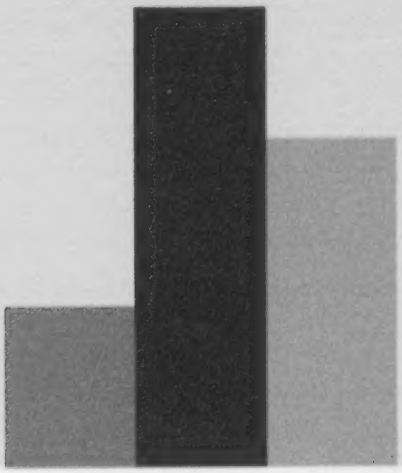

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- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports — Canada and Regional
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